



2 Villas For Sale in Akamantis Gardens (Villa Arsinoe & Villa Marion) Polis Cyprus



Agent Info

Name: Niall Madden
Company: Esales Property Limited
Name:
Country: United Kingdom
Experience since: 2002
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: English
Website: <https://esalesinternational.com>

Listing details

Property for: Sale
Price: USD 598,475.13

Location

Country: Cyprus
ZIP code: 8820
Posted: Aug 18, 2026

Description:
2 Villas For Sale in Akamantis Gardens (Villa Arsinoe & Villa Marion) Polis Cyprus

Esales Property ID: es5553725

Villa No. 2 and Villa No. 3
Polis
Paphos
8820
Cyprus

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Cyprus is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

These 3 bedroom and 2 bedroom luxury villas boast a secluded seafront location in the Polis area. This property is part of the coastal Akamantis Resort Residences, located right by the Chrysochou beach of Polis and the nature preserved Akamantis forests.



The quality of design and development in this 3 bedroom villa is featured in its large terraces, private garden and swimming pool, private parking as well as access to the resort's facilities such as club house, as well as direct access to the main road and local amenities. This property is of great potential in investment and it is currently under development.

Leptos Estates proudly presents its latest offer of fine living on the tranquil coast of Polis Chrysochous, Cyprus. The exclusive Leptos Akamantis Gardens, which is set to be the area's most luxurious coastal resort residence, neighbours the magnificent Akamas Peninsula and Paphos forest, a stunning region that offers abundant outdoor enjoyment on the paths of the protected forest, amazing aquatic attractions and crystal-clear beaches. Akamantis Gardens is particularly popular with those attracted Cyprus' unspoiled nature. It is a stone's throw from the beach and is within walking distance to the planned Marion golf development.

Invest in Cyprus... Enjoy the Benefits

These quality Paphos Seafront property comprise of one, two and three-bedroom apartments, luxury penthouses, and two and three bedroom villas with private pools. The development lies within beautiful natural surroundings that include citrus trees and olive groves. Akamantis Gardens boasts landscaped gardens, lagoon-style communal swimming pool, clubhouse and ample parking for residents and guests. These properties feature large verandas offering exclusive privacy, yet in close proximity to shops, restaurants, and leisure and entertainment spots. An excellent investment opportunity, suitable for permanent residency, holiday home and buy-to-let.

ABOUT THE AREA

Polis is a town at the north-west end of the island of Cyprus, at the centre of Chrysochous Bay, and on the edge of the Akamas peninsula nature reserve. Polis is served by the fishing port of Latchi.

Polis region is an area of exceptional natural beauty. Lush into green surroundings and overlooking the inviting blue Mediterranean Sea waters of the Bay of Chrysochous, Polis town, and the surrounding beautiful small villages wait to welcome you and your family and friends and offer their best for unforgettable vacations.

There are many wonderful sandy beaches for your everyday swimming. Some of them are just meters away from your holiday accommodation. Restaurants and tavernas offer traditional and international cuisine, and there are many to choose from.

At the same time, there are many activities to enjoy and attractions to see during your holidays. Polis region offers many opportunities for explorations in nature and visits to beautiful villages, historic areas, and monuments. For those seeking these from their holidays, then maybe Polis can be heaven on earth!

Polis is the northern part of the Paphos region. Polis town is also known as Polis Chrysochous. The small, beautiful town which overlooks the bay of Chrysochous, is the heart and center of the Polis region. Polis region, except Polis, includes several small traditional villages around the town.



The beautiful little town of Polis is built near the sea. To the north is the Bay of Chrysochous. Small hills lush in the greenery surround the town of Polis amphitheatrically. There are many small, beautiful, traditional villages on these hills. As they are in an elevated position, they overlook the town of Polis and the wonderful blue Mediterranean waters of the Bay of Polis Chrysochous, offering fantastic views

Polis has a charming stone-built traditional central square, ideal for your coffee, beer, or dinner. Polis also offers a variety of holiday rentals to choose from. Polis town has a population of around 3500, while the region's total population is less than 10000.

Latchi is a small village right next to Polis to the west. Many times Polis and Latchi are considered the same. Latchi lies on the seafront, on the blue waters of the Mediterranean Sea. It is famous for its fishing port, and the fish taverns that offer really fresh seafood.

Latchi has wonderful sandy beaches for swim and sunbath. For accommodation, there are also many options at Latchi village, including hotels, hotel apartments, and holiday villas.

In addition to Polis and Latchi, there are, also, many other picturesque villages surrounding Polis, waiting for you to discover. Each one of these small villages has its charms and many tourists choose to stay in them for their holidays. There are holiday apartments and agrotourism houses if you decide to stay in these villages.

MAiN FEATURES:

- 131m² & 79m² of living space
- 300m² plots
- 3 Bedrooms & 2 Bedrooms
- 2 Bathrooms
- Communal Pool
- Private Balcony
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Cyprus
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com
- The two houses have not been transferred and are still under the developer. The purpose of this is to facilitate the next buyer to get a green card by buying a house.
- The developer rents out the house for 5 years, and returns 3% of the rental income to the residents every year.
- These houses save taxes. No VAT need to be paid.

Contact us today to buy or sell property in Polis Cyprus fast online

Tenanted: Yes

Common



Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	131 sq m
Lot Size:	300 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.843.147

